Karen Johnson Davidson County
Batch# 1140837 DEEDWARR
05/30/2024 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20240530-0039983

Warranty Deed

DANA MICHELLE WARSOP STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $355,000.00. Affiant Subscribed and sworn to before me, this the 22nd day of May, 2024. Dana Michelle Warsop Notary Public My commission expires: 3/2/2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jessica J. Gardner and Shawn T. Coad	New Owner(s)	059-05-0-190.00
4179 Farmview Drive		
Nashville, TN 37218		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **COURTNEY HEDGEPETH, F/K/A, COURTNEY GUIDAL, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JESSICA J. GARDNER AND SHAWN T. COAD, WIFE AND HSUBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 146 on the Plan of Buena Vista Estates, Section 5, of record in Plat Book 4460, Page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Courtney Guidal, a single woman by Warranty Deed from Ronnie Anders, an unmarried man of record in Instrument No. 20190801-0076248 Register's Office for Davidson County, Tennessee, dated July 19, 2019 and recorded on August 01, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4179 Farmview Drive, Nashville, TN 37218, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Grantor warrants that the property has never been a marital residence and that it is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of May, 2024.

F/K/A

Courtney Hedgepeth F/K/A Courtney Guidal

STATE OF GEORGIA
COUNTY OF Floyd

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Courtney Hedgepeth, f/k/a, Courtney Guidal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of May, 2024.

Notary Public

My Commission Expires: October 25, 2024

APRIL DABNEY ERIOE
NOTARY PUBLIC
GEORGIA
EXPIRES
OCTOBER 25, 2024
FULTON COUNTY

Certificate of Authenticity

I, Tonya Loftin, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document execute and authenticated according to law on May 22, 2024.

Date

Tonya Loftin

Affiant Signature

May 30, 2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 30th day of May, 2024.

Amanda Maynor

Notary Signature

AMANDA MAYNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

My Commission Expires: _____

Date